087.0	0007	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	853,700	/	853,700
USE VALUE:	853,700	/	853,700
ASSESSED:	853,700	/	853,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KERBAGE CHARLES
Owner 2:	GAUVIN SABRINA
Owner 3:	
Street 1:	62 OAK HILL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KERBAGE CHARLES -
Owner 2:	GAUVIN SABRINA -
Street 1:	62 OAK HILL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .206 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1470 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8991.000	370,500	400	482,800	853,700
Total Card	0.206	370,500	400	482,800	853,700
Total Parcel	0.206	370,500	400	482,800	853,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 580.95 | /Parcel: 580.95

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	55380
GIS Ref	
GIS Ref	
Insp Date	10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0007-0003.0

!7116!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	370,500	400	8,991.	482,800	853,700		Year end	12/23/2021
2021	101	FV	358,500	400	8,991.	482,800	841,700		Year End Roll	12/10/2020
2020	101	FV	358,500	400	8,991.	482,800	841,700	841,700	Year End Roll	12/18/2019
2019	101	FV	289,700	500	8,991.	448,300	738,500	738,500	Year End Roll	1/3/2019
2018	101	FV	289,700	500	8,991.	448,300	738,500	738,500	Year End Roll	12/20/2017
2017	101	FV	289,700	500	8,991.	393,100	683,300	683,300	Year End Roll	1/3/2017
2016	101	FV	289,700	500	8,991.	358,700	648,900	648,900	Year End	1/4/2016
2015	101	FV	268,700	500	8,991.	317,300	586,500	586,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:02:47

LAST REV

Date	Time
06/08/21	11:18:43

mmcmakin

USER DEFINED

Prior Id # 1:	55380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7116

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KERBAGE CHARLES	73963-64	1	1/9/2020	Convenience	99	No	No		
GIBSON JULIE &,	63545-8		4/29/2014		700,000	No	No		
GIBSON JULIE &,	62808-362		10/21/2013	Convenience	1	No	No		
MULVEY SHEILA M	62651-25		9/18/2013	Change>Sale	450,000	No	No		
	14000-538		7/2/1980			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2017	1003	Alterati	30,000	C				
10/29/2013	1601	Redo Bat	6,500	C				
10/7/2013	1490	Redo Kit	15,000	O				
10/24/2006	919	Re-Roof	9,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
5/13/2014	External Ins	PC	PHIL C
3/4/2014	Info Fm Prmt	EMK	Ellen K
3/4/2014	Info Fm Prmt	EMK	Ellen K
12/12/2008	Meas/Inspect	189	PATRIOT
4/3/2000	Meas/Inspect	263	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8991		Sq. Ft.	Site		0	70.	0.77	12									482,809						482,800	

Total AC/HA:	0.20640	Total SF/SM:	8991	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	482,809	Spl Credit		Total:	482,800

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	92400
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388401
Depreciation:	17866
Depreciated Total:	370535

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

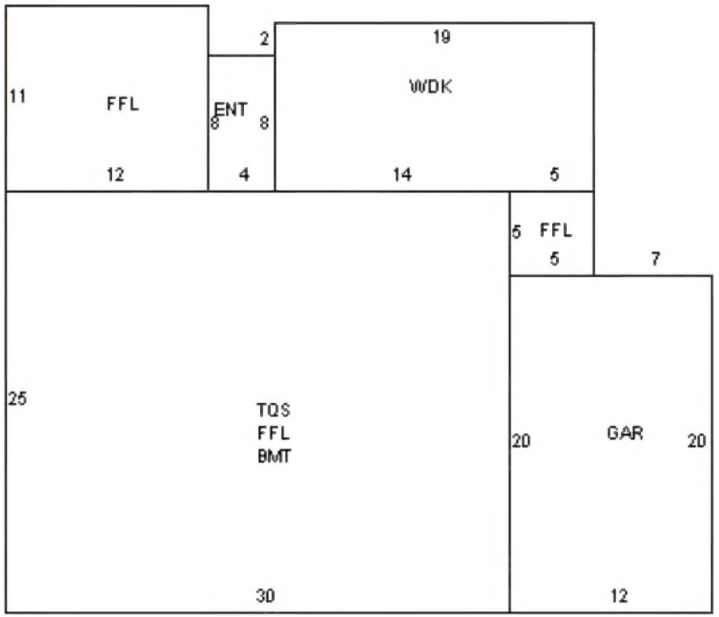
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.33
Special Features:	0	Val/Su Net:	138.14
Final Total:	370500	Val/Su SzAd	252.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	907	148.490	134,676
BMT	Basement	750	44.550	33,409
TQS	3/4 Story	563	148.490	83,523
GAR	Garage	240	25.410	6,099
WDK	Deck	190	11.260	2,140
ENT	ENTRY	32	26.400	845

Net Sketched Area:		2,682	Total:		260,692
Size Ad	1469.5	Gross Area	2869	FinArea	1470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	A	AV	1970	4.59	T	39.2	101			400			400

More: N	Total Yard Items:	400	Total Special Featues:		Total: 400